

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 22, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 22, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. BOARD OF SUPERVISOR'S OWN MOTION, SP 2008-MA-079 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 15.5 ft. from the front lot line. Located at 6940 Alpine Dr. on approx. 22,433 sq. ft. of land zoned R-5, HC and SC. Mason District. Tax Map 71-2 ((2)) 29. (In association with RZ 2008-MA-013) (Admin. moved from 10/7/08, 7/28/09, and 9/29/09 at appl. req.) (Indefinitely deferred from 11/4/08 at appl. req.) (Reactivated on 5/19/09)
- KA
Approved
- 9:00 A.M. JEBARAJ JOSHUA DEVAIRAKKAM, SP 2009-MA-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 3.3 ft. from side lot line. Located at 6204 Cheryl Dr. on approx. 10,502 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((17)) 11.
- SC
Approved
- 9:00 A.M. RAED (RUDY) Z RIHANI, SP 2009-DR-057 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7419 Tillman Dr. on approx. 23,526 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((1)) 8D.
- SC
Admin.
Moved to
11/17/09
for notices
- 9:00 A.M. LEO GRANDINETTI, SP 2009-PR-065 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 4.8 ft. from side lot line and 5.8 ft. from rear lot line. Located at 2509 Buckelew Dr. on approx. 10,190 sq. ft. of land zoned R-4. Providence District. Tax Map 50-1 ((2)) 56.
- SC
Decision
Deferred to
10/20/09
- 9:00 A.M. ALEXANDER AND THERESA KUHNS, SP 2009-SP-047 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 4103 Minstrell Ln. on approx. 12,222 sq. ft. of land zoned R-3 (Cluster), HC and WS. Springfield District. Tax Map 45-4 ((3)) (33) 3.
- DH
Denied

- 9:00 A.M. BRIAN AND GINA DEAN, SP 2009-DR-053 (50% reduction)
DH
Admin.
Moved to
10/20/09 at
appl. req.
- 9:00 A.M. MARK J. STADSKLEV AND SUSAN M.K. STADSKLEV, VCA 2002-DR-139 Appl. under
Sect(s). 18-401 of the Zoning Ordinance to amend VC 2002-DR-139 previously approved
DH for waiver of the minimum lot width to permit modification of development conditions.
Denied Located at 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville
District. Tax Map 40-4 ((1)) 44A. (Admin. moved from 5/12/09 at appl. req.) (Decision
deferred from 7/7/09)
- 9:00 A.M. BURT LEVENSON, SP 2009-HM-056 Appl. under Sect(s). 8-917 of the Zoning Ordinance
to permit modification to the limitations on the keeping of animals. Located at 2024 Upper
SJ Lake Dr. on approx. 12,407 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 27-1
Denied ((4)) (4) 5.
- 9:00 A.M. JAVED IQBAL, SP 2009-HM-058 Appl. under Sect(s). 8-922 of the Zoning Ordinance to
permit reduction of certain yard requirements to permit construction of addition such that
SJ side yards total 29.9 ft. Located at 1835 Satinwood Ct. on approx. 20,438 sq. ft. of land
Approved zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((3)) 39.
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-009 Appl. under sect(s). 18-301 of the
Zoning Ordinance. Appeal of a determination that a detached garage is not in substantial
SCL conformance with the development conditions of Variance VC 2002-DR-139. Located at
Upheld 2310 Westmoreland St. on approx. 1.63 ac. of land zoned R-4. Dranesville District. Tax
Map 40-4 ((1)) 44A. (Admin. moved from 6/3/08 and 8/5/08 at appl. req.) (Decision
deferred from 9/9/08, 10/28/08, 3/31/09, and 6/30/09 at appl. req.)
- 9:30 A.M. MARK AND SUSAN STADSKLEV, A 2008-DR-026 Appl. under sect(s). 18-301 of the
Zoning Ordinance. Appeal of a determination that appellants have engaged in
SCL development and tree removal that is not in conformance with the conditions of Variance
Upheld VC 2002-DR-139 and without a valid Building Permit, have established a storage yard, and
have outdoor storage that is not properly located, all on property in the R-4 District in
violation of Zoning Ordinance provisions. Located at 2310 Westmoreland St. on approx.
1.63 ac. of land zoned R-4. Dranesville District. Tax Map 40-4 ((1)) 44A. (Decision
deferred from 9/9/08, 10/28/08, 3/31/09, and 6/30/09 at appl. req.)
- 9:30 A.M. CONSTANTINE SARAKINIS, A 2009-MA-010 Appl. under sect(s). 18-301 of the Zoning
Ordinance. Appeal of a determination that appellant is maintaining three dwelling units on
CF property in the R-3 District in violation of Zoning Ordinance provisions. Located at 3215
Admin. Hallran Rd. on approx. 10,735 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2
Moved to ((4)) 12. (Admin. moved from 5/19/09) (Admin. moved from 6/2/09 at appl. req.)
Jan 2010
at appl. req.

- 9:30 A.M. MICHAEL PATRICK MCBEE AND JERRYLE-ANN PUALANI MCBEE, A 2009-PR-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept on property in the R-4 District in violation of Zoning Ordinance provisions. Located at 3320 Fallowfield Dr. on approx. 11,256 sq. ft. of land zoned R-4. Providence District. Tax Map 60-1 ((16)) 128A.
BP
Withdrawn
- 9:30 A.M. HANH DUONG AND NGOC PHAM, A 2009-SP-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12812 Middleton La. on approx. 10,830 sq. ft. of land zoned R-3 (Cluster) and Pt. HC. Springfield District. Tax Map 45-2 ((3)) (30) 3. (Admin. moved from 6/23/09 at appl. req.)
GT
Withdrawn
- 9:30 A.M. SHERRY BROWN, A 2007-MV-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining four separate dwelling units, one of which is located in an accessory structure (garage), on a single lot on property in the R-2 District and has erected a fence in excess of four feet in height, which is located in the front yard of the property, all in violation of Zoning Ordinance provisions. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((11)) 11. (Deferred from 10/30/07, 1/29/08, 4/1/08, 6/3/08, 9/9/08, and 12/9/08 at appl. req.) (Continued from 3/24/09 and 6/30/09)
CF
Continued to 11/17/09

JOHN F. RIBBLE III, CHAIRMAN